149.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	720,900 / 720,900
					USE VALUE:	720,900 / 720,900
					ASSESSED:	720,900 / 720,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FINE DAVID S/ TRUSTEE
Owner 2:	FINE FAMILY IRREVOCABLE TRUST
Owner 3:	
Street 1:	99 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FINE ROBERT M & BARBARA A -
Owner 2:	-
Street 1:	99 SCHOOL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,575 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1931, having primarily Aluminum Exterior and 1719 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5575.000	309,300	500	411,100	720,900
Total Card	0.128	309,300	500	411,100	720,900
Total Parcel	0.128	309,300	500	411,100	720,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.37 | /Parcel: 419.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 98003

GIS Ref

GIS Ref

Insp Date 04/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0003-0007.0

!11634!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,400	500	5,575.	411,100	721,000	721,000	Year End Roll	12/18/2019
2019	101	FV	264,700	500	5,575.	411,100	676,300	676,300	Year End Roll	1/3/2019
2018	101	FV	302,300	500	5,575.	364,100	666,900	666,900	Year End Roll	12/20/2017
2017	101	FV	302,300	500	5,575.	305,400	608,200	608,200	Year End Roll	1/3/2017
2016	101	FV	302,300	500	5,575.	305,400	608,200	608,200	Year End	1/4/2016
2015	101	FV	286,800	500	5,575.	264,300	551,600	551,600	Year End Roll	12/11/2014
2014	101	FV	286,800	500	5,575.	255,500	542,800	542,800	Year End Roll	12/16/2013
2013	101	FV	286,800	500	5,575.	243,100	530,400	530,400		12/13/2012

PRINT

Date	Time
12/11/20	01:46:41

LAST REV

Date	Time
07/19/18	11:46:23
apro	
11634	

USER DEFINED

Prior Id # 1:	98003
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINE ROBERT M &	1505-85		3/21/2017	Convenience	1	No	No		
	998-195		6/1/1985		140,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2015	1974	Manual	5,534					
10/23/2009	1044	New Wind	7,657					
1/13/2003	30	Add Bath	47,127					NEW DORMERS AND NE
10/4/1996	513		13,860					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	CC	Chris C
11/10/2008	Meas/Inspect	189	PATRIOT
8/9/2005	Fieldrev-Chg	BR	B Rossignol
4/14/2000	Inspected	264	PATRIOT
11/18/1999	Measured	263	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5575		Sq. Ft.	Site		0	70.	1.05	8									411,074						411,100	

Total AC/HA: 0.12798 | Total SF/SM: 5575 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 411,074 | Spl Credit | Total: 411,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.26082015
Const Adj.:	0.97903168
Adj $ / SQ:	111.094
Other Features:	115500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379994
Depreciation:	70679
Depreciated Total:	309315

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

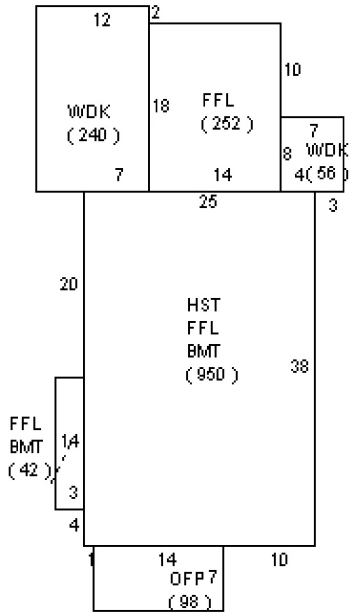
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	122.20
Special Features:	0	Val/Su Net:	99.61
Final Total:	309300	Val/Su SzAd	179.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,244	111.090	138,202
BMT	Basement	992	33.330	33,062
HST	Half Story	475	111.090	52,770
WDK	Deck	296	9.180	2,718
OFP	Open Porch	98	32.640	3,198

Net Sketched Area:	3,105			Total:	229,950
Size Ad	1719	Gross Are	3580	FinArea	1719

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

149.0-0003-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500